

**Zoning Ordinance Approval  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: 51  
AGENDA DATE: Thu 01/12/2006  
PAGE: 1 of 1**

**SUBJECT:** NP-05-0022 001 - Greater South River City Neighborhood Plan, Tract 35 - Approve second/third readings of an ordinance to amend Ordinance No 20050929-Z001 (Greater South River City Combined Neighborhood Plan), an element of the Austin Tomorrow Comprehensive Plan, to change the Future Land Use Map for the property located at 0 South IH-35 (ABS 24 Del Valle S Acr 2 31) (Tract 35) Council may approve a land use designation change to office, commercial or mixed use At first reading on December 1, 2005, Council approved a Commercial land use designation for Tract 35. Vote 4-2 (Mayor Wynn and Council Member Leffingwell – nay; Council Member McCracken off the dais) Applicant City of Austin Agent Neighborhood Planning and Zoning Department City Staff Adam Smith, 974-7685

**REQUESTING DEPARTMENT:** Neighborhood Planning and Zoning

**DIRECTOR'S AUTHORIZATION:** Greg Guernsey



## MEMORANDUM

**To:** Will Wynn, Mayor  
and Members of the City Council

**From:** Adam Smith, Principal Planner *ABS*  
Neighborhood Planning and Zoning Department

**Date:** December 28, 2005

**Subject:** NPA-05-0022 001 - Change of land use designation for Tract 35 (proposed Reagan Sign office site)

On September 29, 2005, City Council adopted the Greater South River City Combined Neighborhood Plan, including the future land use map for the entire neighborhood, and the associated rezoning of the uncontested zoning cases

City Council adopted an Office land use designation for Tract 35 on September 29<sup>th</sup>. However, on December 1<sup>st</sup>, City Council adopted on 1<sup>st</sup> reading GR-CO-NP, Community Commercial-Conditional Overlay-Neighborhood Plan Combining District, zoning for Tract 35. Council's action on 1<sup>st</sup> reading necessitates an amendment to the adopted future land use map from an Office to a Commercial land use designation. A map showing the location of Tract 35 and the adopted land uses for the surrounding area is attached.

Adam Smith, Principal Planner  
Neighborhood Planning and Zoning Department

Attachment Map showing location of Tract 35

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING ORDINANCE NO. 20050929-Z001, WHICH ADOPTED THE GREATER SOUTH RIVER CITY COMBINED NEIGHBORHOOD PLAN AS AN ELEMENT OF THE AUSTIN TOMORROW COMPREHENSIVE PLAN, TO CHANGE A LAND USE DESIGNATION ON THE FUTURE LAND USE MAP FOR PROPERTY LOCATED AT 0 SOUTH INTERSTATE HIGHWAY 35.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Ordinance No. 20050929-Z001 adopted the Greater South River City Combined Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan.

**PART 2.** Ordinance No. 20050929-Z001 is amended to change an office use designation to commercial use on the future land use map attached as Exhibit "A" and incorporated in this ordinance, and described in Case NPA-05-0022.001 at the Neighborhood Planning and Zoning Department, for property located at 0 South Interstate Highway 35 (ABS 24 Del Valle S Acr 2.31)

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2005.

**PASSED AND APPROVED**

\_\_\_\_\_, 2005

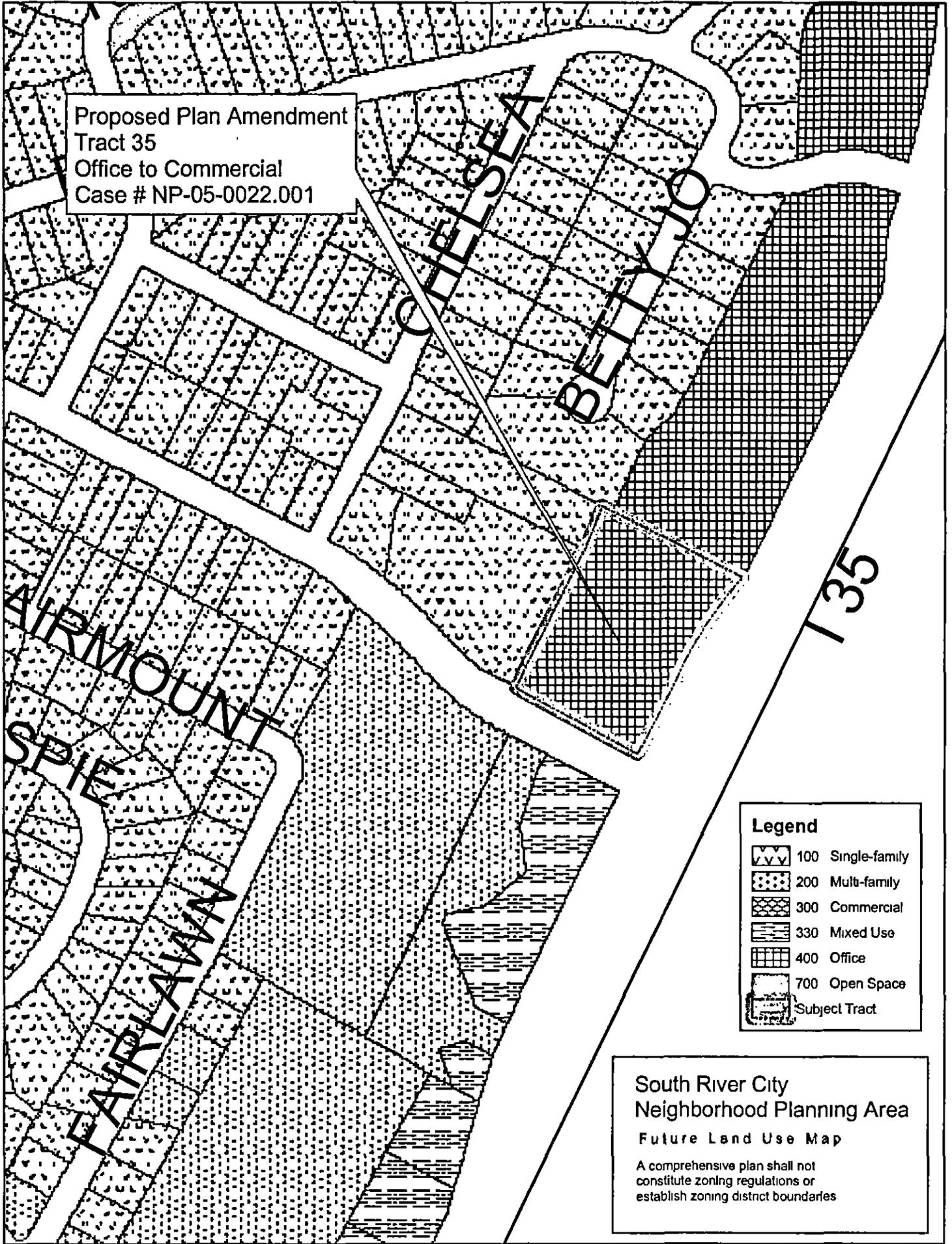
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\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Gentry  
City Clerk

Proposed Plan Amendment  
Tract 35  
Office to Commercial  
Case # NP-05-0022.001



| Legend |                   |
|--------|-------------------|
|        | 100 Single-family |
|        | 200 Multi-family  |
|        | 300 Commercial    |
|        | 330 Mixed Use     |
|        | 400 Office        |
|        | 700 Open Space    |
|        | Subject Tract     |

**South River City  
Neighborhood Planning Area**  
**Future Land Use Map**

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries